



Town of Warren, Rhode Island

Minutes of the Economic Development Board

The Town of Warren, RI Economic Development Board met at a Special Meeting on September 2, 2010 at 6:00 p.m. at Town Hall, located at 514 Main Street. Board Members present included Sara Volino, Paula Silva, Davison Bolster, Karen Dionne, Brandt Heckert, and Linda Brunini. Kristin MacDonald was present at the meeting to serve as Secretary to the EDB. Ex Officio member Caroline Wells was not present. Town Council Joseph DePasquale was present. Lisa Raiola and Waterman Brown were present for the update on Hope and Main.

The meeting was called to order at 6:15 p.m.

1. Update on Hope and Main

Lisa Raiola and Waterman Brown were present to give an update to the EDB on the progress of Hope and Main. They presented the Board with an outline that focused on the following issues: Zoning, Lease, Financing, Grants and Awards, Marketing, and Investment. Ms. Raiola presented the Board with the timeline needed to extend the Village Business Zone to include the Main Street School; the zoning petition will be presented to Town Council on September 13, 2010. Ms. Raiola stated that Hope and Main has a six month Memorandum of Understanding with the Town, because restrictions and requirements for the lease are complicated by financial options. Ms. Raiola was concerned that the Town would require Hope and Main to cover utility expenses; Mr. DePasquale stated the Town budget already includes funding for the operating costs at Main Street School. Ms. Raiola stated she would contact Councilman Frerichs regarding the utility situation before the upcoming Town Council meeting.

The meeting continued with updates on financing needs for the project, as well as grants and awards. Lisa Raiola stated that the economic development for the project is very sophisticated, but the Town has the potential of owning a complex and valuable property. She is working with Town Planner Caroline Wells on a presentation with Senator Reed to promote the rural and agricultural aspects of Warren. Mr. Bolster emphasized the importance of media coverage to show the public the amount of work being done to develop this project. The Main Street School will be included in the Warren Walkabout in October, which is an opportunity to market the Hope and Main project to the public. Ms. Raiola said she would need volunteers to assist on the day of the Walkabout. Mr. DePasquale said he would ask the Department of Public Works to trim the trees in front of the school for the event. Ms. Raiola also mentioned that she would like to have a chalk mural drawn on Rt. 114 on the day of the event. Ms. Raiola concluded her presentation by

thanking the EDB for staying informed and for taking the time to have meetings to cover the process.

2. Discussion on Proposals received for Liberty Street School

The Board discussed the four current proposals for developing the Liberty Street School. Mr. Heckert suggested that the EDB could present two arguments to Town Council for not accepting the current proposals: first, that the REI could be more effectively marketed for better quality proposals, and secondly, that the EDB believes that the current proposals fail in developing the building to its best economic potential. He stated that the EDB should present a letter to Town Council advising that the current proposals do not reflect the highest and best use for the school and that the REI should be rewritten and advertised again. Mr. Bolster made a motion for Ms. Brunini to present a letter of recommendation to Town Council at the September 13th meeting, Ms. Volino seconded the motion, and all members were in favor. Ms. Brunini, Ms. Volino, and Ms. Dionne agreed to work together to compose the letter.

Given the time, the Board voted unanimously to adjourn at 8:00 p.m.

Respectfully Submitted,

Kristin M. MacDonald

*Minutes submitted by Kristin MacDonald
September 19, 2010*

